

AMENDMENT TO THE REPORT AND DECISION ON THE
APPLICATION OF MADISON PARK III ASSOCIATES
FOR THE AUTHORIZATION AND APPROVAL OF A
PROJECT UNDER MASSACHUSETTS GENERAL LAWS
(TER. ED.) CHAPTER 121A AS AMENDED, AND
CHAPTER 652 OF THE ACTS OF 1960

On October 28, 1981, the Applicant submitted a request to amend its application. The reason for this amendment is as follows.

Madison Park Housing Corporation ("MPHC"), the successor in interest to Lower Roxbury Development Corporation ("LRDC"), is the developer of the fourth phase of low and moderate income housing in the Campus High School Urban Renewal Area. The project was originally planned to be built all at one time, and consequently, one overall 121A designation was made on February 10, 1972 for LRDC. Because MHFA determined that the project was more feasible if phased, there were initially three MHFA mortgages, three conveyances from the Authority and three Land Disposition Agreements. The project presently consists of a 132-unit elderly building (Smith House), a 131-unit mid-rise family building (Haynes House), and a 120-unit townhouse development (Madison Park III), owned by Smith House Associates, Haynes House Associates and Madison Park III Associates, respectively. All of these phases are complete and occupied. Madison Park III Associates, a Massachusetts limited partnership, succeeded to the interest of LRDC, a 121A entity, in the Madison Park III Town House development, which transfer was authorized by vote of the Authority on July 19, 1977.

In March, 1980, LRDC filed with the Authority a Letter of Interest on behalf of a limited partnership which LRDC would form to be designated as an urban redevelopment entity in connection with Phase IV of the Madison Park redevelopment. Phase IV will consist of approximately 143 townhouse units to be built on seven parcels currently owned by the Authority, designated as Parcels P-2a, X-31, X-33, and X-34 in the Campus High Urban Renewal Area, and Parcels X-31, X-33 and X-34 in the South End Urban Renewal Area.

The land which MPHC wishes to use for Phase IV overlaps the land of Madison Park III Associates, the Phase III owner, in two places. These two parcels consist entirely of unimproved land, and are identified as Parcels R-2A and R-2C on the Survey submitted with the Application. It is MPHC's intention to have these two parcels of land conveyed to Madison Park IV Associates, a newly formed Massachusetts limited partnership, which will own Phase IV of the project.

The only change made hereby is a change in ownership of two parcels covered by the existing 121A project, the release of those parcels from the existing project, and their inclusion in the new project. There will be no change in the section 6A contract or decrease in the revenue received by the City.

Along with the Application, the following documents were submitted: (1) survey of the two parcels, (2) a boundary description of the two parcels, and (3) a copy of LRDC Letter of Interest for Phase IV 121A Application, dated March 14, 1980.

This change has met with the approval of the Boston Redevelopment Authority Staff. All future changes are subject to BRA staff review and approval.

In the opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

The Authority hereby approves the "Amendment to the Report and Decision on the Application of Madison Park III Associates for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A, as Amended, and Chapter 652 of the Acts of 1960," and hereby consents to the Amendment to the Application and Report and Decision.

MEMORANDUM

OCTOBER 29, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT J. RYAN, DIRECTOR
SUBJECT: AMENDMENT TO THE 121A APPLICATION OF
MADISON PARK III ASSOCIATES

On October 28, 1981, the Madison Park III Associates submitted an Amendment to their 121A Application. The purpose of this Amendment is to delete from the project area certain parcels of land to be transferred to Madison Park IV Associates, the fourth phase of overall four phased-development in the South End and Campus High Urban Renewal Areas.

In the opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing. It is, therefore, recommended that the Authority adopt the attached Amendment to the Application and Report and Decision.

An appropriate vote follows:

VOTED: That the document presented at this meeting entitled, "Amendment to the Report and Decision on the Application of Madison Park III Associates for the Authorization and Approval of a Project Under Massachusetts General Laws (Ter. Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960" be and is hereby approved and adopted.

